



## **Housing Division Highlights** *June 2007*

### **Montana Board of Housing (MBOH):**

**In June**, the Board helped **93 households** with **\$12,431,305** of financing. Borrowers had an **average income of \$42,687** and an **average loan amount of \$133,670**. Since January of 2007, MBOH has provided \$67,934,845 in financing for 659 Montana households.

**MBOH** participated in several opportunities to train homebuyers, lenders and realtors:

- **The First Annual Housing Fair in Great Falls** on June 6<sup>th</sup>, sponsored by NeighborWorks Great Falls.
- On June 9<sup>th</sup>, the **Fourth Annual Housing Fair at the Kalispell Center Mall**, sponsored, in part, by the Northwest Montana Association of Realtors, and the Housing Affordability Ladder (HAL).
- **Home Buyer Education "Graduation Day"**, on June 16<sup>th</sup>, for 70+ hopeful home buyers in Helena.
- On June 19<sup>th</sup>, presented the **monthly on-line training "MBOH-101" for 3 new lenders**.
- Attended the **Native American Indian Tribal Meetings** in Great Falls. During the June 19<sup>th</sup> session, NPONAP – Tribal Taskforce Meeting addressed overcrowding in housing. The session on June 20<sup>th</sup> focused on streamlining the mortgage endorsement process on Trust and Allotted land. On June 21<sup>st</sup>, the Montana American Indian Housing Task Force meeting was held.
- The on-line training **"Purchase-101"** was presented in June **for 14 lenders**.

Several **MBOH** staff attending training in June: **Spectrum Training in Billings** covered topics in the LIHTC program, as well as Rural Development, and the **Spring NCSHA Tax Credit Conference and Tradeshow was held in San Francisco**. **The Mountain Plains Summit was held in Medora, ND** and was a great opportunity to meet our counterparts from the states adjoining ours, who have similar problems to solve.

**The Multifamily staff** is busy completing **site reviews and file audits**. They have been visiting properties in **the Helena, Missoula and Bozeman areas**.

## Housing Assistance Bureau (HAB):

**Project-based Section 8** processed 100 payments to property owners for subsidized housing in Montana in June 2007. **The payment total in June 2007 was \$1,453,059.** The **total unit count** for our portfolio in June 2007 was **4,258**.

**Project-based Section 8 funds** are being used to finance a bridge loan for the purchase of **Superior Mobile Home Court** until permanent financing can be arranged through other sources, possibly HOME. **The long-term purpose of the project is to acquire an existing 19 unit mobile home/recreational vehicle park in Superior in order to preserve the development as affordable manufactured housing neighborhood over time through either cooperative ownership and/or long-term land leases.** The development will be reconfigured to reduce density to between 12 and 15 units, eliminating the current recreational vehicle spaces and creating a density more appropriate for a neighborhood development.

The **Tenant-based Section 8 program** assisted **3,335 families** in the **Housing Choice Voucher (HCV) Program** and **311 families in the Moderate Rehabilitation (MR) Program**. Housing assistance payments in both HCV and MR programs came to **\$1,268,695.58** and the administrative fees paid to our agents was **\$105,472.60**.

The **Home Investment Partnerships Program (HOME)** disbursed **\$582,014** and assisted approximately **99 families** with HOME eligible projects.

## Did You Know?

**Q** Can you name two prominent Americans who lost their homes due to **defects in their title and ownership papers**?

**A** **Abraham Lincoln** lost his home not once, but twice, due to title problems; and **Daniel Boone**, pioneer in the Kentucky wilderness, lost every inch of his once vast land holdings because he had "the wrong kind of papers".

**Q** Do you know the difference between **an appraisal inspection** and a **home inspection**?

**A** **An appraisal inspection** is conducted to protect the interest of a lender for loan purposes only, while **a home inspection** is conducted to identify items such as deferred maintenance and hidden damage that can create substantial post-purchase expenses for a home buyer.

**Q** Did you know that home **owners hazard insurance policies** have changed over the years?

**A** Rather than offering "**guaranteed replacement cost**" coverage, which pays to rebuild a home exactly the way it was, **most standard policies now provide only "extended replacement cost"** which places a cap on insurance payouts that may be less than the actual cost of repairing or rebuilding a damaged home.